

Draft Minutes
Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION

February 9, 2015

Location: 2100 Randolph Road, Charlotte, N. C.

Time: 6:00 p.m. – 8:00 p.m.

Present:

Mr. Nathan Clark/County

Mr. Larken Egleston/City

Mr. Joe Elliott/City

Mr. David Erdman/Mayor

Mr. David Gieser/County, HLC Vice-Chair

Ms. Paula Lester/County, HLC Treasurer, Projects Com. Chair

Mr. Mark H. Miller/County

Mr. Len Norman/City

Mr. Kenneth Pursley/County, Design Review Com. Chair

Mr. Mike Rogers/City

Mr. John Shurley/County, HLC Chair

Ms. Jill Walker/Mayor/HLC Secretary, Survey Com. Chair

Dr. Dan L. Morrill, HLC Consulting Director

Mr. Stewart Gray, HLC Preservation Planner

Mr. Bryan Turner, HLC Projects Manager

Ms. Mary Lynn Morrill, HLC Recording Consultant

Ms. Mary Dominick, HLC Admin. Assistant

Ms. Patricia Nystrom, HLC Attorney

Absent:

None

Visitors:

Mr. Cecil Krimminger, VanLandingham Estate

Mr. Phillip Gussman, VanLandingham Estate

Mr. Eric Gamble, White Oak

Mr. Cecil Krimminger, White Oak

Mr. Chip Moon, White Oak

Mr. Billy Maddalon, VanLandingham Estate

1. Consideration of Minutes

MR. ERDMAN PRESENTED A MOTION SECONDED BY MR. NORMAN THAT THE MINUTES FOR THE JANUARY 12, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

MR. GIESER PRESENTED A MOTION SECONDED BY MR. ROGERS THAT THE MINUTES FOR THE EXECUTIVE SESSION OF THE JANUARY 12, 2015, MEETING OF THE HISTORIC LANDMARKS COMMISSION BE APPROVED AS DISTRIBUTED. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

2. Chairman's Report: Mr. John Shurley

Mr. Shurley welcomed everyone to the meeting.

Mr. Shurley stated that an attendance sheet for Commissioners can be found on the HLC's website (www.cmhpf.org).

3. Director's Report: Dr. Dan L. Morrill

A. Information Items.

Dr. Morrill reported the following items for information.

1. Thrift Piedmont and Northern Depot. 8030 Old Mount Holly Road, Charlotte, N.C. The North Carolina Department of Transportation is moving ahead with purchasing the new site and moving the depot. Staff is still awaiting news as to how NCDOT wants the Commission to be involved in the project. The opening of bids for moving and restoring the building will occur in Raleigh on February 26th.

2. White Oak Plantation, 7729 Hood Road, Charlotte, N.C. The Commission has received offers on

the property. The Executive Committee will be making a recommendation to the Commission later in the meeting. This will have to be considered in executive session.

3. Preservation Strategy For Cornelius. Staff is continuing to work with the Town of Cornelius in formulating a preservation strategy for the town.

4. Torrence Lytle School, 302 Holbrooks Rd., Huntersville, N.C. Discussions continue about how the Commission might be involved in a preservation strategy for the property. Discussions are ongoing. Brian Hines, a developer, is performing due diligence to determine the feasibility of restoring the school for use by a charter school. Staff has met with officials of the Town of Huntersville to discuss how Huntersville might assist in preserving the facility. County staff is not prepared at this time to consider receiving ownership of the property. They see the Commission as being primarily responsible for the ultimate disposition of the property.

5. Builders Building, 312 W. Trade St., Charlotte, N.C.

Staff continues to await a decision from First Presbyterian Church about its plans for the property.

6. VanLandingham Estate, 2010 The Plaza, Charlotte, N.C.

The Design Review Committee will be presenting later in the meeting a recommendation concerning proposed material alterations to the property. Staff will attend the February 11th meeting of the Charlotte Historic Districts Commission, when that body will discuss the proposed alterations to the property.

7. Rozzel House, 11647 Old Rozzelles Ferry Rd., Charlotte, N.C. The Commission has received offers on the property. The Executive Committee will be making a recommendation to the Commission later in the meeting. This matter will have to be considered in executive session.

8. Former Blankenship Oil and Feed Store, 330 Main St. Pineville, N.C. The property continues to be marketed. The offer submitted for purchase has been withdrawn, because the prospective buyer was not able to acquire the adjoining building. As directed by the Commission, an awning will be attached to the front of the building in the next few weeks.

9. Phillips House and Barn, 301 West Charles St., Matthews, N.C. The Historic Landmarks Commission has purchased the Phillips House and Barn. The current owner has a right of life tenancy. Staff has met with officials of Matthews to discuss the town's interest in how the property is treated. There has been discussion about the condition of the barn.

10. Outen Pottery, 430 Jefferson St., Charlotte, N.C. The Town of Board of Matthews has approved purchasing the property from the Commission, which will first purchase it from the owner. A complication has arisen because of an easement on the property limiting the business use of the site. Patricia Nystrom and Paula Lester are working on resolving the issue.

11. Charlotte Streetcar 85. Charlotte Streetcar 85 remains in a secure location. Options for its use will be explored by the Trolley/Bus subcommittee in the upcoming weeks.

12. Charlotte General Motors New Style Bus. The Charlotte General Motors New Style Bus is currently in storage in the CATS Bus Garage on South Tryon St. The Trolley/Bus subcommittee will be considering possible uses for the bus.

Trolley/Bus Report by Mr. Len Norman

Mr. Norman reported that the Trolley/Bus Subcommittee of the Projects Committee continues to

investigate possible uses for the General Motors New Style Bus and Streetcar 85. He reported that he and Dr. Lynn Weis, Chair of the Subcommittee, had visited the Savona Mill and had toured the proposed streetcar storage facility at that location. He stated that no definitive funding had yet been identified for the proposed Lakewood Trolley Line. Mr. Norman and Dr. Weis will also be visiting the North Carolina Transportation Museum to ascertain its interest in using the streetcar.

Mr. Norman reported that Central Piedmont Community College had expressed interest in the bus and would most likely be coming forth with a proposal in the near future. Mr. Norman stated that the Commission would most likely be asked to consider spending \$40,000 to put the bus in full running order.

13. Certified Local Government Workshop. Two Commissioners and one staff person are required to attend annually a preservation workshop, so the Commission can retain its status as a Certified Local Government. A workshop is scheduled for Greensboro on February 18th. Mr. Stewart Gray will be attending. Staff encourages Commissioners to attend.

Note: Mr. Norman and Mr. Rogers stated that they had an interest in attending.

14. Philip Carey Building and the Treloar House Levine Properties will preserve the Philip Carey Building and the Treloar House as part of a new park development in First Ward. The Commission will administer design review.

B. Action Item in Director's Report.

1. Public Hearing On The National Register Nomination of the R. F. Outen Pottery, 430 Jefferson Street, Matthews, N.C.

MR. EGLESTON PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION OPEN A PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROSPECTIVE LISTING OF THE R. F. OUTEN POTTERY, 430 JEFFERSON STREET, MATTHEWS, N.C., IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Nobody appeared to speak.

MR. GIESER PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE HISTORIC LANDMARKS COMMISSION CLOSE A PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROSPECTIVE LISTING OF THE R. F. OUTEN POTTERY, 430 JEFFERSON STREET, MATTHEWS, N.C., IN THE NATIONAL REGISTER OF HISTORIC PLACES. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

4. Design Review Committee Report: Ken Pursley

A. Consideration of an Application for a Certificate of Appropriateness To Demolish The Atherton Mill Operative's House, 2005 Cleveland Ave., Charlotte, N.C.

Mr. Pursley reviewed the considerations that the Design Review Committee considered in making its recommendation.

THE DESIGN REVIEW COMMITTEE RECOMMENDED THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE DEMOLITION OF THE ATHERTON MILL OPERATIVE'S HOUSE, 2005 CLEVELAND AVENUE, CHARLOTTE, N.C., AND THAT THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS FOR THE

DEMOLITION OF THE ATHERTON MILL OPERATIVE'S HOUSE BE DELAYED NINETY (90) DAYS FROM FEBRUARY 9, 2015, SO THAT THE HLC STAFF CAN TAKE RECORD PHOTOGRAPHS OF THE PROPERTY AND CAN INVESTIGATE POSSIBLE PRESERVATION SOLUTIONS. THIS CAME AS A MOTION WITH A SECOND.

MR. NORMAN PRESENTED A MOTION SECONDED BY MS. LESTER THAT THE MOTION BE AMENDED TO DELAY THE EFFECTIVE DATE OF THE CERTIFICATE OF APPROPRIATENESS ONE HUNDRED AND EIGHTY (180) DAYS FROM FEBRUARY 9, 2015. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION AS AMENDED.

B. Consideration of an Application for a Certificate of Appropriateness To Make Material Alterations to the Van Landingham Estate, 2010 The Plaza, Charlotte, N.C.

Mr. Pursley reviewed the considerations that the Design Review Committee considered in making its recommendation.

Mr. Gray reviewed the site plan submitted with the application.

THE DESIGN REVIEW COMMITTEE RECOMMENDED THAT THE THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE SITE PLAN AS PRESENTED, EXCEPT FOR FURTHER DETAILS ON THE FENCE SURROUNDING THE SWIMMING POOL AND THE HEDGE BUFFER IN FRONT OF THE TOWNHOUSES ON THE SOUTHERN EDGE OF THE PROPERTY, FOR THE VANLANDINGHAM ESTATE, 2010 THE PLAZA, CHARLOTTE, N.C. THIS WAS PRESENTED AS A MOTION WITH A SECOND. THE COMMISSION APPROVED THE MOTION WITH MR. EGLESTON AND MR. SHURLEY RECUSING THEMSELVES FROM THE VOTE.

C. Consideration of an Application for a Certificate of Appropriateness To Make Material Alterations to the Delburg Cotton Mill House, 303 Delburg Street, Davidson, N.C.

Mr. Pursley reviewed the considerations that the Design Review Committee considered in making its recommendation.

Mr. Gray reviewed the site plan submitted with the application.

THE DESIGN REVIEW COMMITTEE RECOMMENDED THAT THE HISTORIC LANDMARKS COMMISSION ISSUE A CERTIFICATE OF APPROPRIATENESS FOR THE DELBURG MILL OPERATIVE'S HOUSE, 303 DELBURG ST., DAVIDSON, N.C., IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CERTIFICATE OF APPROPRIATENESS. THIS WAS PRESENTED AS A MOTION WITH A SECOND. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

5. Projects Committee Report: Ms. Paula Lester

MR. ROGERS PRESENTED A MOTION, SECONDED BY MR. NORMAN, THAT THE HISTORIC LANDMARKS COMMISSION CONVENE IN EXECUTIVE SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

NOTE: In Executive Session the Commission:

Approved an offer to purchase and contract as amended with a prospective buyer of White Oak Plantation, 7729 Hood Road, Charlotte, N.C.

Approved a counter offer to the offer to purchase the former Blankenship Oil and Feed Store, 330 Main Street, Pineville, N.C. and empowered the HLC's Executive Committee to approve a final contract.

Approved alternative arrangements with the tenant in the Blankenship Oil and Feed Store, 330 Main Street, Pineville, N.C.

Received information about the status of the R. F. Outen Project, 430 Jefferson Street, Matthews, N.C.

MR. GIESER PRESENTED A MOTION, SECONDED BY MR. PURSLEY, THAT THE HISTORIC LANDMARKS COMMISSION RECONVENE IN REGULAR SESSION. THE COMMISSION UNANIMOUSLY APPROVED THE MOTION.

Dr. Morrill stated that the Projects Committee has not met since the last meeting.

6. Survey Committee Report: Ms. Jill Walker

Ms. Walker reported that the Survey Committee will meet on February 19, 2015, at 8:30 a.m., at the HLC office.

7. Treasurer's Report: Ms. Paula Lester

Ms. Lester distributed the financial report and explained the information.

8. Old Business

Mr. Erdman expressed his desire to see the front facade of the Builders Building preserved. Mr. Elliott made note of the expense of preserving the facade and stated that the Church was committed to documenting the building and requiring future development to replicate the front facade of the structure.

9. New Business

The Commission adjourned at 8:00 p.m.